Environment: RFP Work Session Comments

1. Pervious parking lots.
2. Run-off through natural design.
3. Soil management.
4. Environmental study.
5. Wetlands/Bio Retention ponds
6. Turf control without pesticides or inorganic fertilizers.
7. Meadows.
8. Rain Gardens.
9. Educational/interpretation for environmental aspects.
10. No permanent structures.
11. If a permanent structure is built, it should have environmental features such as rain barrels and cisterns.
12. Ground water monitoring in place.
13. Financial set aside for potential damages from operations that are over and above current usage.
14. Design documents are to include and incorporate:
    - Environmental Impact Statement (EIS)
    - Forest Stand Delineation (FSD)/Wetland Delineation Study (WDS)
    - Forest Conservation Plan (FCP)
15. Preserve existing forest and environment buffer
16. Add forest buffer
17. Permanent covenant against use of artificial turf.
18. No additional forest buffer
19. Erosion control during grading with specialist observing work on site during grading & erosion control.
20. Dust control must be maintained during construction and operations.
21. Install solar powered irrigation
22. Must use WSSC water for irrigation or another off site source. No site ground water to be used.
23. Preserve the top 8" – 12" of existing soil.
24. Plant only native/natural turf grasses, should be drought resistant, etc.
25. Installation of ozone and PM 2.5 Monitors.
26. Addition of soil amendments to allow maximum saturation from rain water.
27. MCPS guidelines for soil, min.
28. Mulch used should be arsenic free.
29. Use only emissions-free mowing equipment.
30. No use of fields during Code Red days.
31. Adequate trash & recycling system.

Written comment provided by Ann R. Lincoln is listed below

Storm Water Impacts from Brickyard Soccer Fields

In their roles as environmental stewards and public servants, Montgomery County executives have a responsibility to evaluate all the alternatives proposed for the Brickyard School Property. At a minimum, this effort should entail a formal Environmental Review by the MD DNR Wildlife and Heritage Service to determine the potential for impacts to flora and fauna on or near the site and the habitats that support them. Preferably, a complete Environmental Impact Statement (EIS) evaluating the affected environment, both human and non-human, and environmental consequences of all considered alternatives, including the no action alternative, should be prepared.

- Will the county formally and publically evaluate all alternatives for the land use? Will this evaluation be an Environmental Review, an Environmental Assessment, or the most appropriate option, an Environmental Impact Statement?
- When will the public have the opportunity to review these documents?

Tonight I wish to highlight a few specific storm water impacts and to ask the county to formally evaluate these and other impacts in an Environmental Impact Statement.

Surface Water

Anticipated surface water impacts include:

- increased surface water runoff volume and flow rate,
- increased surface water temperature,
- reduced surface water infiltration and groundwater recharge, and
- contaminants in surface water.

How will the county evaluate and minimize impacts to surface water?

- Has surface water flow been mapped to understand current conditions and to model future use conditions? How will surface flow change if soccer fields are constructed on the property?
- Where will the runoff go? To surface waters? To a municipal storm sewer? Or will it be treated on-site?
- Will any surface flow retention best management practices be implemented? If so, which ones and where will they be located? Will wetlands be constructed as part of the development plan? Will they be designed to minimize pathogen vectors? Will a design be available for public review?
- Will parking surfaces utilize pervious paving technologies?
- Which pesticides and fertilizers will be applied, at what rate, and on what schedule? What is the expected contaminant load during storm events of differing durations and intensities? With the existing land use, as much as 6 inches of rain in half an hour has fallen during the growing season with no appreciable soil erosion observed and no pesticides or inorganic fertilizer contaminants—because they're not used.
- How will the county limit pesticides, fertilizers, and chemicals leached from artificial turf in runoff? How will roadways and parking areas be constructed to limit contaminant runoff, especially particulates, oil and grease?
- Will non-playing field areas be allowed to develop natural meadow characteristics, to limit areas treated with pesticides and inorganic fertilizers and maximize natural filtering capabilities of the land surface?

Ground Water

Anticipated groundwater impacts include:

- contaminants (toxic chemicals) in groundwater affecting human health, and
- reduced groundwater recharge resulting in lowered groundwater tables and reduced groundwater availability for existing drinking water wells.

How will the county evaluate, minimize impacts to groundwater, and generally ensure the safety of residents' drinking water?

- What is the potential for contamination of the existing well water from chemicals used for turf management or from artificial turf?
- Will the county establish an on-going groundwater monitoring program for contaminants, especially total nitrogen, dissolved nitrogen, nitrate, nitrite, total phosphorus, dissolved phosphorus, soluble reactive phosphorus, oil and grease, all pesticides used at the property, and chemicals that leach from artificial turf? Will monitoring results be published regularly on the county's website?
- If residents' drinking water wells become contaminated, or the threat of contamination indicates that residents must abandon their wells, how will the county compensate residents for damages?
- Will the county limit impervious or compacted surfaces, maximizing the potential for surface water infiltration and groundwater recharge?
- Will the county be providing drinking water at the site? If so, how will that water be obtained and provided? If the county uses groundwater for drinking water at the property, the additional withdrawal may cause residents' wells to run dry.
- If residents' drinking water wells go dry, will the county compensate them for the costs of drilling new, deeper wells?

Two broader issues must also be considered at this time:

Forest and Wetlands Conservation

How will the county conserve existing forests and wetlands on and near the property?

- Will the county preserve the existing forested/treed buffer, which ranges from 15 to 50 feet wide?
- Will the county prepare a Forest Stand Delineation and Forest Conservation Plan as required by Maryland's Forest Conservation Act? When will these documents be completed and made available for public review?
- Will the county conduct a wetland delineation survey? When will the results available for public review?
- What efforts will be made to protect wetlands that may receive runoff from the property?

Artificial Turf

How will the county guarantee that artificial turf will never be used on the property?

- Will there be any permanent covenant or guarantee that can not be changed in future contract negotiations that artificial turf will not be used, since it would have an impact on water quality?

Prepared by Ann Roseberry Lincoln (aquatic ecologist, Potomac resident)
Presented 09 June 2011 to Montgomery County at the public meeting held at the Potomac Community Center.
Contact information: 301-312-1726 or ann@pamola.net